

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)
8TH FLOOR CONFERENCE ROOM
CITY HALL**

Tuesday, March 18, 2003

Mayor Naugle called the meeting to order at approximately 4:25 p.m. Roll was called and a quorum was present.

Present: Mayor Naugle
Commissioner Cindi Hutchinson
Commissioner Christine Teel
Commissioner Carlton Moore
Commissioner Dean J. Trantalis

Absent: None

Also Present: City Manager
City Attorney
City Clerk

Motion made by Commissioner Moore and seconded by Commissioner Hutchinson to approve the minutes of the January 22, 2003 meeting.

Roll call showed: YEAS: Commissioners Teel, Trantalis, Moore, Hutchinson, and Mayor Naugle. NAYS: None. Motion carried unanimously.

1. CRA Strategic Finance Plan and Budget Revisions

Motion made by Commissioner Moore and seconded by Commissioner Hutchinson to approve the plan as presented.

Mayor Naugle explained that this dealt with expending federal funds. He further stated that the City had recently received a letter from the Federal Government congratulating the City on the improvements they had made.

The City Manager stated that there had been a backlog and due to the efforts of Faye Outlaw and her staff in conjunction with the CRA, they were able to move forward and no monies were in danger of going back.

Mayor Naugle remarked that he had also recently received a letter from the County stating that they wanted to review the City's records and learn how things were being done.

Roll call showed: YEAS: Commissioners Teel, Trantalis, Moore, Hutchinson, and Mayor Naugle. NAYS: None. Motion carried unanimously.

CRA Legislative Agenda

(OB)

Kim Jackson, Director CRA, stated that she wanted to update the Commission on the legislative issues. She stated further that there had been bills filed in the past against CRAs, and there were now 2 new bills, a Senate bill and a House bill. She stated that those bills were dangerous to the CRAs, and they were preparing a report to Broward County which somewhat addressed the Broward situation, but they wanted to use it legislatively to show the values of CRAs and what they did. She stated it was being attacked state-wide by at least six counties and six cities. She explained those bills would take away

complete control from CRA directors and commissioners, and authority would then go to the County regarding the expenditure of funds. Last year the disagreement was over the functioning and operations of the agencies, but this year the bills would affect the trust funds. She stated it would also be retroactive which meant it would not affect any future CRA or bond initiative. She announced that she would send an e-mail regarding who the two representatives were and she believed Broward County's representative was Wishner.

Mayor Naugle remarked that Representative Wishner was normally very good regarding City issues.

Ms. Jackson remarked that Representative Smith was phenomenal last year. She stated that the County Administrator had requested public records, but she believed his attempt was to form a redevelopment staff within the County to manage CRAs and the redevelopment activity. Mayor Naugle clarified that by conducting this audit, they were checking to make sure the City was keeping to their plan. Ms. Jackson confirmed and stated that by Statute, CRAs had to supply an annual audit to the taxing authorities by March 31, 2003. Mayor Naugle stated that they needed to be very cautious in supplying what the County requested, and the City should be able to withstand whatever scrutiny they were given by the County. Ms. Jackson stated that she would distribute to the Commission the five counties' analysis when it was completed, which would show that the \$26 Million of public funds that were leveraged among all five CRAs had leveraged \$252 Million in private sector investments. She also added that it had produced 1500 jobs.

Commissioner Moore asked if they had dealt with the Florida League of Cities and their legislative staff regarding such matters.

Ms. Jackson confirmed and stated that a conference had been called for this morning and their lobbyists were on board. She stated that there had been a meeting yesterday with Johnson who had filed the bill and it was reported that the meeting had not gone well.

Action: Ms. Jackson stated there would be a presentation of the Redevelopment Plan at the April CRA Board Meeting.

Konover Development

(OB)

Commissioner Moore stated that previously they had agreed to utilize the \$6 Million that was available for the Broward Boulevard acquisition, and asked if they had any locations in mind and had they chosen any properties for the acquisition. He also asked if the money would be available when needed. Ms. Jackson stated that they had not yet closed on the property and the Konover property still had some legal issues which had to be resolved. She stated they were anticipating the closing to take place at the end of April. She stated that the monies would become available after closing.

Commissioner Moore asked why they could not get a development agreement for Konover. Ms. Jackson remarked it was not a development agreement issue, but an easement issue, along with some other matters. She also remarked that Mr. Dunckel had been working on this and very knowledgeable of the legal issues involved. She stated it was not being held up in the department, but was being worked out with the attorneys. Commissioner Moore asked if the closing could be short-circuited.

The City Attorney explained that there was an agreement which had been negotiated. The agreement called for a transfer of title, a certain period of time was given to look over the commitment for the insurance, along with the exceptions to the title commitment, and no objections had been raised. He stated that after the agreement had been signed and after the time period, they found objections at a later date to some very serious easements which ran down the middle of the property that would prevent them from building over those easements. He further stated that the problem was in getting DOT to release the easement so the deal could be closed.

Commissioner Moore asked what that had to do with them getting their money. Mayor Naugle remarked that technically they were in default if they waited until after the time period. The City Attorney remarked the money would be received after the closing.

Commissioner Moore remarked that this matter was very important to him, but stated that he did not fully understand all the implications being raised.

Commissioner Trantalis proceeded to explain the situation.

Commissioner Moore emphasized that if something occurred to stop a project that was critical to the CRA and his district, he wanted to be notified ahead of time.

Mayor Naugle stated that the Charter required that both the City Manager and City Attorney notify the Commission if a problem arose.

Action: The City Attorney promised a report would be given at the April CRA Board meeting.

There being no further business to come before the CRA, the meeting was adjourned at approximately 4:42 p.m.